

125.A

0001

0002.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

730,900 / 730,900

USE VALUE:

730,900 / 730,900

ASSESSED:

730,900 / 730,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		WINDERMERE AVE, ARLINGTON

OWNERSHIP

Owner 1:	LUKOWICZ-SIMON KATIE &	Unit #:	2
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Owner 2:	SIMON BARTHOLOMEW
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Owner 3:	
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Street 1:	31 WINDERMERE AVE #2
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Street 2:	
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry	Own Occ:	Y
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Postal:	02476-6423	Type:	
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PREVIOUS OWNER

Owner 1:	BUTLER BENJAMIN W -
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Owner 2:	BUTLER EMILY J -
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Street 1:	31 WINDEMERE AVE UNIT 2
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry	Own Occ:	Y
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Postal:	02474	Type:	
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NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Aluminum Exterior and 3055 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7556																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	730,900			730,900		251089
							GIS Ref
							GIS Ref
							Insp Date
							11/18/18

**USER DEFINED**

Prior Id # 1:	80110
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	19:46:40
Print	
Last Rev	
Date	Time
11/18/19	10:55:02
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
BUTLER BENJAMIN	65350-480		5/12/2015		550,000	No	No			14863
LOREI JUDITH &	52785-331		5/15/2009		465,000	No	No			
OFRIA EDWARD W/	38943-377		4/26/2003		405,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/18/2018		Measured									DGM	D Mann
6/10/2004		External Ins									BR	B Rossignol

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8	BRs: 3
	Baths: 2	HB

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1924
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G5
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	3 - Hardwood 20%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	31 %	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	8	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	8	3	

CALC SUMMARY

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
Basic \$ / SQ:	305.00			
Size Adj.:	0.99369884			
Const Adj.:	1.00189972			
Adj \$ / SQ:	303.654			
Other Features:	86000			
Grade Factor:	1.10			
NBHD Inf:	0.94999999			
NBHD Mod:				
LUC Factor:	1.00			
Adj Total:	1059278			
Juris. Factor:	1.00			
Special Features:	0			
Final Total:	730900			
Before Depr:	317.32			
Val/Su Net:	239.25			
Val/Su SzAd:	239.25			

PARCEL ID 125.A-0001-0002.0

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

SKETCH

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	1	Rating: Average
WSFlue:		Rating:

RES BREAKDOWN

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
GLA	Gross Liv Ar	3,055	303.650	927,663					
Size Ad	3055	Gross Area	3055	FinArea	3055				
Net Sketched Area:	3,055	Total:	927,663						

IMAGE



AssessPro Patriot Properties, Inc